

MINUTES

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA 92067
January 17, 2008

RECEIVED

FEB 20 2008

San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER: 7:03 P.M. PLEDGE OF ALLEGIANCE

Present: Mecklenburg, Clotfelter, Reed, Liska, Epstein, Hickerson, Marks, Dill, Lamarie, Weinstein, McGee, Willis
Absent: Schlosser, Jones, Christenfeld

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Jan. 3, 2008 [Circulated to Members During Meeting for initials]

4. OPEN FORUM:

A. Loral Lamarie reports that the Decorative Fence on the Bridges Project, Unit 6 is not done. The developer needs to have a permanent decorative black tubular steel fence at the northern boundary of the property at the conclusion of the grading activity and prior to Record Plan approval.

5. GENERAL PLANNING ITEMS:

A. Suggested Candidates for use of PLDO funds in San Dieguito Planning Area – Prep Priority List – Now Due. **No action taken at this meeting.**

B. **Trails Map Update:** Suggestions on new additions to recommend to the County.
POSTPONED TO 01-31-08

C. San Diego County Parks and Recreation Department presentation re: Phase II plan for the **Miracle Field at San Dieguito County Park**. Review of impacts of the field on the surrounding neighborhood. County Rep: Bradley Roberts 858.966.1345 **REQUEST BY COUNTY FOR VOTE TO EXPEND PLDO FUNDS FOR PHASE II in unspecified amount.** [7:30 pm time certain]

Brad Roberts presented video news clip from network morning program about Miracle Fields Program. Description: Phase II adds 55 parking spaces, drop off area next to ball field, handicap access parking next to the ball field, and landscaping, ADA accessible playground. At this point in time, Parks and Recreation has not been able to find funding for this project. Cost estimate is \$1,635,750. Parks and Recreation requests a motion from the SDPG to support allocating \$1,635,750 of PLDO funds for Phase II.

Discussion:

Kevin Kalvey (neighbor near San Dieguito County Park): Original plan (Phase I) was never noticed to the adjoining neighborhood surrounding the park. This limited feedback to the Parks and Recreation Department about flaws with the original Phase I design. The design and location of the Miracle Field created its own problems that much of Phase II is trying to solve. Amplified 'play-by-play' sound from the Miracle Field is most problematic, have direct impact to the surrounding neighborhoods' quiet rural ambient sound level.

Lucile Lynch (parent of Miracle Field child participant): supports improving the accessibility to the Miracle Field.

Kathy Goodman (Miracle Field 'Buddy'): Gets as much out of the Miracle Field as the children.

Ivan Holler (RSF Association): SDPG PLDO funds are generated by development within the San Dieguito planning area. Urge that the current SDPG PLDO balance be allocated to existing priorities and not to the \$1.6 million request. The RSF Association would offer assistance for ongoing maintenance needed for County Parks and Recreation acquisition of the Crosby lots as per PLDO priority list.

Bruce Liska (SDPG): Has the Miracle Fields organization made contact with other special needs associations that may utilize the Miracle Field as a way to raise funding?

Brad Roberts: Working on relations with Adult Wheel Chair Baseball League.

Laurel Lamarie (SDPG): Please study ways to modify Miracle Fields Public Address System to minimize impact on adjoining neighborhoods.

MOTION: (Reed with Liska amendment) Appropriate approximately 10% of PLDO funds (\$220K) to Miracle Field Phase II.

- Preserve PLDO funds for Crosby recreational field project.

- No spending of PLDO money until Parks and Recreation come back to the SDPG with mitigation for the noise issue or an agreement to remove amplified sound from the field.

SECONDED: Liska

VOTE: Ayes = 7, No's = 3 (McGee, Lamarie, Marks), Abstain = 1 (Willis)

5. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **TPM 21065 17403 Rancho Del Rio, Santa Fe Valley** 2 lot certificate of compliance, 2 lots on 5.9 acres
Applicant Contact: James Laret 858-756-9374 Planner: Chaco Clotfelter 858-354-1821
Laret: Proposed home to be 3-4K sq. ft.
Clotfelter: New lots fit existing neighboring lots.
MOTION (Clotfelter): To approve.
SECOND: Reed
VOTE: Aye= 11, No's = 0, Abstain = 0
- B. **TPM 21093 – Mellon Property Division** - apn 567-148-15 – Santa Fe Valley/Hills - Trailside/Artesian Road - Division of 4.9 acre parcel into two lots Applicant Contact: Alejandra De Paul 760-480-4842
Planner: John Mecklenburg 858-756-2072 **POSTPONE TO 01-31-08**
- C. **TPM 21091 - Gosselin Property** - Santa Fe Valley/Hills - 8123 Artesian Road - apn 267-148-12-00 - Division of 5.0 acre parcel into two lots Applicant Contact: John Leppert 858-597-2001 Planner: John Mecklenburg 858-756-2072 **POSTPONE TO 01-31-08**
- D. **TPM 21096 Zarei Subdivision** Artesian Trail s/o Artesian Road – 2 lot division on 4.9 acres apn 267-148-16 – Applicant contact: Jose Gomez 619-210-3371 Planner: John Mecklenburg 858-756-2072
POSTPONE TO 01-31-08
- E. **P 07-012 Rancho Osuna Major Use Permit** Via de la Valle at s/e corner of Via de Santa Fe – apn 268-172-05,06,10 – to permit use of facility as horse training facility owned by RSFAssoc. – Applicant Contact James Laret 858-756-9374 Planner: Nancy Reed 760-471-7933 **[To be reset] POSTPONE TO 01-31-08**
- F. **VAC 07-002 – Kentucky Estate Open Space Vacation** – Rancho Valencia Road, east of Rancho Diegueno Road – request to vacate 3.39-acre biological open space in middle of 12.49-acre parcel, to be replaced with equestrian and other uses - apn: 302-303-16 Owner: Grant Taylor Trust - Applicant Contact: Eric Kallen, 858-496.2527 Planner: Jack McGee 58-755-0323
Eric Kallen: This one of three contiguous lots where the other two were granted open space vacations.
MOTION: (McGee) To disapprove applicants request to vacate entire open space easement. Alternatively; Identify specific "Meets and Bounds" for driveway alignment to building pad.
SECOND: Dill
VOTE: Ayes = 11, No's = 0, Abstain = 0
- G. **P 72-108 W4 Village Community Presbyterian Church** Addition of new sanctuary, new classroom building, additional parking Applicant Contact : David Keitel 619-692-9393x18 Planner: John Mecklenburg **POSTPONE TO 01-31-08**
- H. **AD 07-067 Fairbanks Ranch Lot 592**, open space easement encroachment for grading of berm and drainage swale; includes possible MSCP issue, at 0 Via Cazadero [pvt. road], RSF, apn 269-201-32
Applicant contact: Glen Farmer 858- 748-8412 Planner: Ira Epstein (858) 759-0255.

MOTION (Epstein): To recommend to the Department of Planning and Land Use that an administrative permit be granted to applicant in connection with Lot 592 in Fairbanks Ranch to allow applicant to remedy the prior illegal grading and removal of vegetation by removing the illegally placed fill material from the Open Space Easement and return the terrain of the easement area to the pre-grading condition and thereafter to adopt and establish and implement a landscaping plan which is consistent with other vegetation existing along San Dieguito in Fairbanks Ranch and that trees other than Eucalyptus trees be planted in the Open Space Easement which such landscaping plan must be approved by the Department of Planning and Land Use and in particular the landscaping Plan submitted to the San Dieguito Planning Group by the applicant has not been expressly approved.

SECONDED: Lamarie

Discussion:

Liska: Concerned that the restoration would not look correct with adjoining lots.

Reed: Landscape palette is not native and should be native.

VOTE: Ayes = 9, Nos = 0, Abstain = 2 (Liska, Reed)

- I. **HLP 07-008 Rancho Summit Estates Habitat** Loss Permit after grading violation - Fortuna Ranch Road @ Rancho Summit Drive, RSF, apn 264-450-07-10, 264-451-07-13,28 and 264-032-08 Applicant contact: Bob Ladwig 760-438-3182 Planner: Nancy Reed 760-471-7933 **POSTPONE TO 01-31-08**
- J. **S 07-049 Olivenhain MWD Dove Canyon Rd. Cell Tower – ATT/Cingular** 16595 "B" Dove Canyon Road, @ Camino San Bernardo, 4-S Ranch – Contact: Karen Adler 760-715-3416 Planner: Don Willis 858-259-8743 **POSTPONE TO 01-31-08**
- K. **HLP 07-010 The Bridges SPA**, request for loss permit including coastal sage scrub area on Santa Fe Creek – relating to property from existing driving range, to the north Applicant Contact: Karen Mossberg 760-928-7700 Planner: Nancy Reed 760-471-7933
MOTION (Reed): To deny.
 Applicant has not shown good faith in their conduct of this project.
 - large areas of coastal habitat denuded and not re-vegetated as per development agreement.
 - two outstanding citation warnings; 51.0103 and 7703 (for tennis courts).
 - no mitigation for golf balls going into Escondido Creek.
 - never constructed parameter fence to protect native habitat on west side of project per development agreement.
 - no gate at Suerte del Este.
 - multi-use trail on Via de Las Flores (connects trail # 56 to # 28) is unsafe (per original Santa Fe Creek SPA); Avenida Del Duque trail (# 26 and 25) promised on multiple occasions (and in writing), but allowed incompatible development on lot trail traverses.
 - unknown if they are entitled to five more lots in Unit 6
SECOND: Tom Hickerson
VOTE: Yes = 11, No's = 0, Abstain = 0
- L. **AD 07-061 Gottlieb AD 14865 Arroyo Rosita Drive**, apn 302-100-79-00 tennis court fence extending into front, side and rear yard setbacks. **POSTPONE TO 01-31-08**
- M. **Lang Land Division**, TPM 20975 RPL 2, 4-lot split of 10.21 acres, s/o Artesian Road e/o Caminito de las Palmas, T.B. 1168-J4, applicant Anthony Lang, contact Jim Hettinger, Nolte Associates, (858) 385-0500, planner Bruce Liska (858) 442-5391.

Previously heard and voted on at May 25, 2006 SDPG meeting. This property has environmentally sensitive areas, boundaries are used as trail access and to allow a trail easement would be desirable, the two acre minimum is satisfactory, the grid nature of the road is consistent, and sewer system is not objected to, the landowners association has guidelines for design that should be considered and incorporated in the development of these parcels.

05-25-06 MOTION by Bruce Liska that the San Dieguito Planning Group recommends approval of this application, Lang Lot split, TPM 20975 Rpl1, as submitted with the following recommendations:

- 1) A trail easement be granted along the northern boundary to the eastern boundary to allow connection to the new trail system to the east and,
- 2) Minimize cut & fill amounts in accordance with the Santa Fe Hills Landowners' Association design guidelines.

Seconded: Dill

VOTE: Ayes = 9, No's = 0, Abstain = 2 (Willis, Marks)

01-17-08 **MOTION** by Bruce Liska that the San Dieguito Planning Group support previous May 25, 2006 motion,

Seconded: Dill

VOTE: Ayes = 11, No's = 0, Abstain = 0

- N. **RSF Post Office – new covered trellis for loading dock** – S/W corner of lot at 16956 Via de Santa Fe, RSF, 318 sq. ft. – behind existing Post Office/Market in Village – request for design review waiver Applicant Contact James Su: 626-934-1112 Planner: Paul Marks 760-489-0900

MOTION: (Marks) Recommend approval of waiver of Design Review designators.

SECONDED: Epstein

VOTE: Ayes = 11, Nos = 0, Abstain = 0

7. **GENERAL REGULATORY ITEMS:**

None presently scheduled

3. REPORTS AND GENERAL DISCUSSION:

ELFIN FOREST	DOUG DILL / NANCY REED
None	
DEL DIOS	NICOLAS CHRISTENFELD
None	
PARKS / TAC	JACK MC GEE
On street parking issues around San Dieguito County Park	
GENERAL PLAN 2020 + COMMUNITY PLAN	LOIS JONES
None	
SAN DIEGUITO RIVER PARK	NANCY REED
Last meeting cancelled	
4S RANCH	TOM HICKERSON
None	
RSF Association	BILL SCHLOSSER/LOIS JONES
None	
ROADS & TRAFFIC / SANDAG	BILL SCHLOSSER
None	
EL CAMINO REAL/VIA DE LA VALLE	JACK McGEE/DON WILLIS
None	
RSF INCORPORATION	NICOLAS CHRISTENFELD
None	

9. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail – no action at this meeting.
- B. Future agenda items and planning – no action at this meeting.
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken
- D. Expense Reimbursement: Second Annual Planning Commissioner Lunch Workshop, Friday February 15, 2008. Cost is \$25.
MOTION: (Marks) Approve reimbursement of \$25 to any SDPG member who attends.
SECOND: Liska
Vote: Ayes = 11, No's = 0, Abstain = 0
- E. **Election of Officers** - Nominations:
 - Paul Marks – Chair
 - Doug Dill – Vice-Chair
 - Lois Jones – SecretaryVOTE: Ayes = 11, No's = 0, Abstain = 0
Congratulations to the election of 2008 SDPG officers.